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Provincial Gazette Provinsiale Koerant

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Selling price • Verkoopprys: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 22

PRETORIA
29 JANUARY 2016
29 JANUARIE 2016

No. 29

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ISSN 1682-4525



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Government Printing Works

Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above.

Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect **from 01 October**, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS

REMINDER

GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- Single notice, single email – with proof of payment or purchase order.
- All documents must be attached separately in your email to GPW.
- 1 notice = 1 form, i.e. each notice must be on a separate form
- Please submit your notice **ONLY ONCE**.
- Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 60 OF 2016

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0135
(PREVIOUSLY KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2264)

The Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of POMONA EXTENSION 40 Township

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0135, previously Kempton Park Amendment Scheme 2264.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP43.2015 [15/3/7/P2 X40]

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares POMONA EXTENSION 40 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES OF THE TIME BEING OF THE WESTONRY 2 TRUST (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 605 OF THE FARM RIETFONTEIN 31 I.R. HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Pomona Extension 40.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 5888/2013.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitude's, if any, but excluding the following entitlement which will not be passed on to the owners of erven in the township.

1. The original Remaining Extent of Portion A of the said farm RIETFONTEIN 286, District Pretoria, measuring as such 1205,8671 (ONE THOUSAND TWO HUNDRED AND FIVE comma EIGHT SIX SEVEN ONE) Hectares (comprised of Portions "C" and "D" now forming portion of Portion "G" of Portion "A" of the said farm held under Certificate of Amended Title No. 4882/1924, Portion "E" measuring 17,1306 (SEVENTREN comma ONE THREE NOUGHT SIX) Hectares, held under Deed of Transfer No. 3159/1919, and the Remaining Extent measuring as such 236,6626 (TWO HUNDRED AND THIRTY SIX comma SIX SIX TWO SIX) Hectares, held under Deed of Transfer No. 3708/17 of which the aforesaid Holding is a portion, IS ENTITLED to one half of the water coming out of the fountain (running from three sources) situated near the Western boundary line of that Portion of the property held under the said Certificate of Amended Title No. 4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by the figure a, F, b, G, e, o, p, u, t, O, and close to the Kaffir Dam namely the dam from which the furrow is led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow onto the said original Remaining Extent of Portion A, measuring as such 1205,8671 (ONE THOUSAND TWO HUNDRED AND FIVE comma EIGHT SIX SEVEN ONE) Hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrows for the purpose of up-keep and repair.
- (4) **PRECAUTIONARY MEASURES**
The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (5) **ACCESS**
Access to the township shall be obtained from Deodar Street as approved by Gauteng Provincial Government (Department of Transport and Public Works). No ingress and egress shall be allowed from Road P40-1.
- (6) **ENGINEERING SERVICES**
 - (i) The applicant shall be responsible for the installation and provision of internal engineering services.
 - (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost, who shall maintain these networks
 - (iii) The Section 21 company, will be responsible for the maintenance of the internal private roads (including storm water) and the internal street lights (private road), including electrical power usage.
- (7) **DEMOLITION OF BUILDINGS AND STRUCTURES**
The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (8) **ACCEPTANCE AND DISPOSAL OF STORMWATER**
The township owner shall arrange for the drainage of the township to fit in with that of the existing road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.
- (9) **REMOVAL OF LITTER**
The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority when required by the local authority to do so.
- (10) **TRANSFER OF ERVEN**
Erf 3563 shall, at the cost of the township owner, be transferred to the Pomona Extension 40 Home Owners Association prior to or simultaneously with the first transfer of any erf.
- (11) **FORMULATION AND DUTIES OF THE PROPERTY/HOME OWNER'S ASSOCIATION**
 - (i) The township owner shall properly and legally constitute a Home Owner's Association [a company established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008, prior to or simultaneously with the sale of the first erf in the township.
 - (ii) The memorandum of association of the Non Profit Company, or a universitas personarum, shall provide that:

- (a) each and every owner of an erf in the township shall become a member of the Home Owner's Association upon transfer to him of that erf;
- (b) the Home Owner's Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and/or any essential services;
- (c) the Home Owner's Association must be incorporated with the legal power to levy from each and every member of the Home Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member; and
- (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion to the Home Owner's Association.

B. CONDITIONS OF TITLE

(A) ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.

(1) ERVEN 3560 to 3562

- (i) The erf is subject to a servitude 2m wide in favour of the local authority for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf and additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.
- (iv) The erven are entitled to a right-of-way servitude over the entire Erf 3563, as indicated in General Plan S.G. No. 5888/2013.

(2) ERF 3563

- (i) The erf is subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after it has been taken over by the local authority.
- (ii) The erf is subject to a right-of-way servitude in favour of all the erven in the township, as indicated on General Plan S.G. No. 5888/2013.

(3) ERF 3561

- (i) The erf is subject to a 5m servitude for municipal purposes (stormwater & water line) in favour of the local authority, as indicated on General Plan S.G. No. 5888/2013.

(4) ERVEN 3560 & 3563

- (i) The erven are subject to a 2m servitude for municipal purposes (water line) in favour of the local authority, as indicated on General Plan S.G. No. 5888/2013.

(B) CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED ON FIRST REGISTRATION OF THE ERVEN CONCERNED:

No erf in the township may be transferred unless the following requirements have been complied with and the following conditions and servitudes are registered

- (1.1) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a member of the Home Owner's Association and be subject to its constitution until he/she ceases to be an owner of the aforesaid.
- (1.2) The erf may not be transferred without the prior written consent of the Home Owner's Association.
- (1.3) The terms "Home Owner's Association" in the aforesaid conditions of Title shall mean an Association established in terms of Section 1(1) of Schedule 1 of the Companies Act, Act 71 of 2008, or a universitas personarum
- (2) A servitude of right of way must be registered over Portion 1 of Holding 300 Pomona Estates Agricultural Holdings, Registration Division I.R., Province of Gauteng in favour of all the erven in the township
- (3) A servitude of right of way over the entire 3563 must be registered in favour of Portion 1 of Holding 300 Pomona Estates, Agricultural Holdings, Registration Division I.R., Province of Gauteng.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP43.2015 [15/3/7/P2 X40]

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065